

Minutes of the Planning Committee Meeting held on the 25th September 2014

PRESENT: Cllrs. Colin Field (Chairman), Sandy Simpson (Vice Chairman), Chris Charter, Keith Martin and Robert Carey.

In attendance: Mrs Louise Chater (Clerk), District Cllr. Graeme Barrett, District Cllr. Peter Clementson and one member of the public.

P85.14 PUBLIC QUESTION TIME

None.

P86.14 APOLOGIES AND REASONS FOR ABSENCE

County Cllr. Pieter Montyn - prior commitment for West Sussex County Council.

P87.14 CODE OF CONDUCT

1. Declarations of Interest on items included on the agenda
14/01399/FUL - Cllr. Charter - personal interest.
2. Dispensation requests - none.

P88.14 MINUTES

On a proposal by Cllr. Charter, it was RESOLVED to agree and sign the minutes of the meetings held on 24th July 2014; this was duly completed.

P89.14 MATTERS ARISING NOT ALREADY COVERED BY THE AGENDA

82.14 Birdham Neighbourhood Plan Pre-Submission Consultation (9th June - 21st July 2014) - The Clerk confirmed the response form had been submitted.

82.14 East Wittering & Bracklesham Neighbourhood Plan - Invitation to become a stakeholder - The Clerk advised she had responded to the invitation to have representative on the group. Cllr. Simpson reported she had not received any communication.

P90.14 PLANNING APPLICATIONS

E/14/02740/PLD - Case Officer: - Halima Chowdhury
Mrs Rosemary Freer

100 First Avenue Batchmere Chichester PO20 7LQ

Land solar panel installation of 4kWp using 16 panels covering an area of 26.62 square metres.

On a proposal by the Chairman it was RESOLVED to make no objection.

14/02964/LBC: Case Officer - Caitlin Boddy

Ms Sarah Cunningham Reid

The Hermitage Batchmere Road Almodington

New extension to form garden room to side of existing building.
On a proposal by the Chairman it was RESOLVED to make no objection.

14/02965/DOM: Case Officer - Catlin Boddy

Ms Sarah Cunningham Reid

The Hermitage Batchmere Road Almodington

New extension to form garden room to side of existing building.

On a proposal by the Chairman it was RESOLVED to make no objection.

14/01399/FUL - Case Officer : Natalie McKellar

Manorfield Residential Care Home

Manorfield Clappers Lane Earnley

Single storey rear extension to provide three additional bedrooms

On a proposal by the Chairman, it was RESOLVED to ratify no objection, subject to the District Council fully satisfying itself that there were no health and safety implications should planning permission be granted.

Specifically the Environmental a Health Officer be consulted with regard to the sewage situation at the site.

14/02427/FUL Case Officer: Fjola Stevens

Tomas Pierce

Lidney Croft Batchmere Road Almodington Earnley

Demolish existing house and construct 1 no. 5 bedroom house.

On a proposal by the Chairman, it was RESOLVED to ratify no objection.

14/02454/DOM - Case Officer: Anna Weir

Mr Shaun Perry

Hawthorn Nursery Batchmere Road Almodington

Single storey extension to south of existing dwelling, designed to match that to the north, effectively bookending the property.

On a proposal by the Chairman, it was RESOLVED to ratify no objection

14/01860/DOM- Case Officer: Caitlin Boddy

Mr Barry Holleran

Marsh Farm Barn Drove Lane Earnley

Repair/rebuild outbuilding

On a proposal by the Chairman, it was RESOLVED to ratify the objection submitted. Stating the Parish Council were unable to make an informed decision due to the lack of detail in the application with regard to:

1. Construction
2. Proposed use
3. Health and Safety issues
4. Close proximity to static caravans

It was noted that the application had been permitted with no correspondence between the applicant and the District Council. It

was agreed that the Clerk contact the District Council to be assured that the Parish Council's comments were considered before the permission was granted.

P91.14 SIGNIFICANT APPLICATIONS IN ADJACENT PARISHES

EWB/14/01806/OUT - Case Officer: Jeremy Bushell

Mrs M Baker

Land East of Barton Way Clappers Lane Earnley

Erection of 110 residential dwellings, new vehicular access, open spaces and other ancillary works.

On a proposal by the Chairman it was RESOLVED to object. It was of concern that no comments had been submitted by West Sussex County Council Highways. District Cllr. Barrett, advised that if the Statutory Consultee had not responded then the application would not be before the District Council Planning Committee on 15th October.

The Parish Council traffic consultant had produced a new design for the exist from the site, which prevented traffic turning to the east. On a proposal by the Chairman it was agreed to request a condition that if the application was permitted the exit proposed by the Parish Council was a condition. It was noted that there was currently a traffic survey being conducted on the A286 adjacent to the garage; Dominic Smith (Strategic Planning, West Sussex County Council) had advised Cllr. Carey that he had not requested a survey at this location.

CLERK

SEL/ 14/02186/OUTEIA- Case Officer: Jeremy Bushell

Mr M Fletcher

Park Farm Park Lane Selsey

Hybrid planning application for comprehensive mixed use development of land at Manor Road. Full application for Class A1 foodstore, car parking, Class A3/A4 pub/restaurant, petrol filling station, new access, landscaping and ancillary works. Outline planning application for up to 159 dwellings, hotel, Class D1 building, open space, landscaping and new access.

On a proposal by the Cllr. Martin it was RESOLVED to object to the application on the following grounds:

- Significantly exceeds the Local Plan allocation for Selsey
- Implications for traffic on the road network for the whole peninsula.

P92.14 CHICHESTER DISTRICT COUNCIL PLANNING DECISIONS

14/01860/DOM- Case Officer: Caitlin Boddy

Mr Barry Holleran

Marsh Farm Barn Drove Lane Earnley

Repair/rebuild outbuilding
PERMIT

14/02454/DOM - Case Officer: Anna Weir
Mr Shaun Perry
Hawthorn Nursery Batchmere Road Almodington
Single storey extension to south of existing dwelling, designed to match that to the north, effectively bookending the property.
PERMIT

E/14/02098/DOM - Case Officer: - Anna Weir
Mr & Mrs R Clowes
132A Almodington Lane Almodington Chichester PO20 7JU
Erection of detached double garage and store.
PERMIT

E/14/02313/TCA - Case Officer: - Henry Whitby
Mrs Marilyn Niven
Jasmine Cottage, Bell Lane, Earnley
Notification of intention to reduce height by 2m on 1no Magnolia. Remove branches (crown raise) on south and east sides up to 3m (above ground level) on 1no. Walnut Tree (2). Fell 1no. Crab Apple tree (3) and 1no. Palm Tree (5). Reduce back to last three years growth on 1no. Coxs Apples tree (4), 1no. Red eating Apple tree (7) and 1no. Cooking Apple tree (8). Reduce northern sector back to boundary and reduce height by 1m on 1no. Bay/Leyland Cypress hedgerow
NOT TO PREPARE A TREE PRESERVATION ORDER

14/02342/TCA - Case officer: Henry Whitby
Mrs Caroline O Dwyer
Manor Farm House , Just Off Clappers Lane, Earnley
Notification of intention to fell 23 no. Leyland Cypress trees (T1- T5, T9 - T17, T19 - T26 and T28). Crown raise up to 3m (above ground level) on 1 no, Walnut tree (T29). Removal of large 1 no. east facing upper limb and 1 no. damaged limb on 1 no. White Poplar (T30). Removal of large west facing lower limbs (growing into car port roof) and fell 1 no. Crack Willow tree (T41).
NOT TO PREPARE A TREE PRESERVATION ORDER

14/01815/FUL - Case Officer: Sophie Locke
Mr P Tredwell
Napier House , First Avenue, Batchmere
Erection of green oak car port, workshop and store with home office above to serve the dwelling house and change of use to small area to domestic curtilage

PERMIT

14/01446/DOM - Case Officer: Anna Weir
Mr B Male
Tykes Farm Somerley Lane Earnley
Alterations and extensions.

PERMIT

APPEALS, LICENCE APPLICATIONS AND ENFORCEMENT MATTERS

Appeal Ref: app/L31815/A/14/2219554

14/00028/NONDET

Wates Development Ltd

Land South Of Clappers Lane Bracklesham

Erection of 160 residential dwellings, new vehicular access, open space, and other ancillary works.

APPEAL IN PROGRESS - update on progress made by Western Manhood Peninsula Consortium

Cllr. Martin reported that all the parishes on the western side of the peninsula had joined the consortium and had agreed to meet the funding contribution requested. In addition several of the Parishes had already assigned extra contingency funds.

The Statement of Case had been submitted to the Planning Inspectorate. The evidence file was currently being compiled and needed to be submitted to the Planning Inspector by 1st October 2014. It was noted that the 2011 census had just been released. The census backed up the evidence for traffic movements, showed population growth and the decrease in jobs available locally.

Thanks were given to Andrew Halpin, from the Community Local Plan Group who had agreed to complete work on six maps to illustrate the statistics.

It was noted that Cllr's Martin and Carey were due to meet with William Bartlett from Prospect Law who would review the evidence, conduct a site visit and advise in conference. Cllr's Martin and Carey would travel to London to attend a conference with Edmund Robb, Barrister Prospect Law, who would advise Cllr. Carey as to the best way to present the case.

Cllr's Carey and Martin continued to work closely with the District Council officers and had provided evidence to support the case.

Enforcement Case Reference: E/13/00337/CONCOU
Rutherglen Third Avenue Dog Food Factory

Case officer - Steve Pattie

A further site visit had taken place and the unit was due for relocation in September/October 2014 a further compliance inspection was due in October 2014.

Enforcement Case Reference: E/13/00277/CONMHC

Land North of Marsh Farm Barn Drove Lane

Case Officer - Reg Hawks

Enforcement notice (E/23) notice takes effect f 9th July 2014 and date for compliance was 9th October 2014.

Enforcement Case Ref: E/14/00118/CONCOU

Marsh Farm Barn Drove Lane

Case Officer- Reg Hawkes

Formation of new planning unit - request for planning application to regularise the site had been sent.

Enforcement Case Reference: E/14/00120/CONHH

Marsh Farm Barn Drove Lane

Case Officer - Reg Hawkes

Erection of outbuilding - planning application submitted awaiting validation

Cllr. Martin, reported that he had attended a meeting with local residents and Shona Archer, Planning Officer Chichester District Council, to discuss the various enforcement cases at Marsh Farm Barn. A plan of action was formed to issue enforcement notices and reports to be written, Shona had confirmed the Parish Council would receive a copy of the report upon completion. It was requested that District Cllr. Clementson follow this matter up.

Enforcement Case Reference: awaited

Marsh Farm Cottage Driveway works

Case Officer - awaited

Enforcement Case Reference: 13/00363/CONBC

First Chichester Storage

Marsh Farm Drove Lane

Case Officer - Edward Lockett

It was noted that an application to Discharge of Condition No. 2 from permission E/13/01034/FUL had been submitted and therefore the case was closed. Discharge of Conditions Reference: 13/03256/DOC - objection to plan submitted. No further action had taken place.

P93.14 EXTERNAL CORRESPONDENCE

Draft Planning Housing Obligations and Affordable Housing Supplementary Planning Document Consultation - Deadline for submission of consultation form was 5pm 30th October 2014. Having briefly reviewed the document it was initially considered: **AGENDA**

- Medmerry zone of influence should commence immediately and should be equivalent to Pagham Harbour 3.5KM.

District Cllr. Barrett stated that the District Council were aiming for the designation process to be completed by Spring 2015. Currently the Medmerry Zone of Influence was 400m, however, the Area of Outstanding Natural Beauty status for Chichester Harbour covered 7.5km and the Medmerry scheme was within this boundary.

P94.14 REPORTS ON EXTERNAL MEETINGS

None.

P95.14 ITEMS FOR FUTURE AGENDAS

None.

Signed: _____ Chairman Earnley Parish Council Planning Committee

Dated: _____